



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:17:46
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002788 Parcel ID 000000-00-0-50010-020-0010 Cadastral ID 04-19-17-03430 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 19 - INOLA OT Name ID 345933 HELLING, TRAVIS JEROME & PAULETTA 33400 S 4240 RD INOLA OK 74036-0000 Parcel Location Situs 00008 E COMMERCIAL Subdivision INOLA O T Lot/Block 0010 / 0020 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 5001 - TASC 2016 School District S005 - INOLA SCHOOLS					<p>660002788 11/11/25</p> <p>660002788_001.JPG 11/13/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.15111217 -95.50898846 LOT 9 LESS E 15.5' & LOT 10 LESS 4.5' OF LOT 10 BLOCK 20 INOLA O T																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>80.060</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value</td> <td>18,000</td> <td>18,000</td> <td>11%</td> <td>1,980</td> <td>Assessed</td> <td>2,079 166.44</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>90,183</td> <td>900</td> <td></td> <td>99</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>108,183</td> <td>18,900</td> <td></td> <td>2,079</td> <td>Total Taxable</td> <td>2,079 166.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	Remove Cap	2025	Land Value	18,000	18,000	11%	1,980	Assessed	2,079 166.44	Year Frozen	0	Improvements	90,183	900		99	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	108,183	18,900		2,079	Total Taxable	2,079 166.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>OQUIN, ERIN L &</td> <td>12/05/2024</td> <td>110,000</td> <td>YES</td> </tr> <tr> <td>942/157</td> <td>BACON, BILL</td> <td>01/05/1994</td> <td>38,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	OQUIN, ERIN L &	12/05/2024	110,000	YES	942/157	BACON, BILL	01/05/1994	38,000	Yes																																																				
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax																																																																																																																	
Remove Cap	2025	Land Value	18,000	18,000	11%	1,980	Assessed	2,079 166.44																																																																																																																	
Year Frozen	0	Improvements	90,183	900		99	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																																																																																																	
TIF Project ID	0	Total Value	108,183	18,900		2,079	Total Taxable	2,079 166.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	OQUIN, ERIN L &	12/05/2024	110,000	YES																																																																																																																					
942/157	BACON, BILL	01/05/1994	38,000	Yes																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660002788</td> <td>HELLING, TRAVIS JEROME &</td> <td>19</td> <td>18,000</td> <td>0</td> <td>1,980</td> <td>159.00</td> </tr> <tr> <td>2024</td> <td>2024-660002788</td> <td>OQUIN, ERIN L &</td> <td>19</td> <td>77,569</td> <td>0</td> <td>6,268</td> <td>504.00</td> </tr> <tr> <td>2023</td> <td>2023-660002788</td> <td>OQUIN, ERIN L &</td> <td>19</td> <td>71,063</td> <td>0</td> <td>5,969</td> <td>481.00</td> </tr> <tr> <td>2022</td> <td>2022-660002788</td> <td>OQUIN, ERIN L &</td> <td>19</td> <td>82,525</td> <td>0</td> <td>5,685</td> <td>461.00</td> </tr> <tr> <td>2021</td> <td>2021-660002788</td> <td>OQUIN, ERIN L &</td> <td>19</td> <td>67,792</td> <td>0</td> <td>5,414</td> <td>434.00</td> </tr> <tr> <td>2020</td> <td>2020-660002788</td> <td>OQUIN, ERIN L &</td> <td>19</td> <td>67,792</td> <td>0</td> <td>5,156</td> <td>417.00</td> </tr> <tr> <td>2019</td> <td>2019-660002788</td> <td>OQUIN, ERIN L &</td> <td>19</td> <td>67,792</td> <td>0</td> <td>4,911</td> <td>406.00</td> </tr> <tr> <td>2018</td> <td>2018-660002788</td> <td>OQUIN, ERIN L &</td> <td>19</td> <td>60,824</td> <td>0</td> <td>4,677</td> <td>390.00</td> </tr> <tr> <td>2017</td> <td>2017-660002788</td> <td>OQUIN, ERIN L &</td> <td>19</td> <td>60,824</td> <td>0</td> <td>4,454</td> <td>375.00</td> </tr> <tr> <td>2016</td> <td>2016-660002788</td> <td>OQUIN, ERIN L &</td> <td>19</td> <td>60,824</td> <td>0</td> <td>4,242</td> <td>361.00</td> </tr> <tr> <td>2015</td> <td>2015-660002788</td> <td>OQUIN, ERIN L &</td> <td>19</td> <td>50,651</td> <td>0</td> <td>4,041</td> <td>351.00</td> </tr> <tr> <td>2014</td> <td>2014-660002788</td> <td>OQUIN, ERIN L &</td> <td>19</td> <td>50,651</td> <td>0</td> <td>3,848</td> <td>346.00</td> </tr> <tr> <td>2013</td> <td>2013-660002788</td> <td>OQUIN, ERIN L &</td> <td>19</td> <td>33,318</td> <td>0</td> <td>3,665</td> <td>309.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660002788	HELLING, TRAVIS JEROME &	19	18,000	0	1,980	159.00	2024	2024-660002788	OQUIN, ERIN L &	19	77,569	0	6,268	504.00	2023	2023-660002788	OQUIN, ERIN L &	19	71,063	0	5,969	481.00	2022	2022-660002788	OQUIN, ERIN L &	19	82,525	0	5,685	461.00	2021	2021-660002788	OQUIN, ERIN L &	19	67,792	0	5,414	434.00	2020	2020-660002788	OQUIN, ERIN L &	19	67,792	0	5,156	417.00	2019	2019-660002788	OQUIN, ERIN L &	19	67,792	0	4,911	406.00	2018	2018-660002788	OQUIN, ERIN L &	19	60,824	0	4,677	390.00	2017	2017-660002788	OQUIN, ERIN L &	19	60,824	0	4,454	375.00	2016	2016-660002788	OQUIN, ERIN L &	19	60,824	0	4,242	361.00	2015	2015-660002788	OQUIN, ERIN L &	19	50,651	0	4,041	351.00	2014	2014-660002788	OQUIN, ERIN L &	19	50,651	0	3,848	346.00	2013	2013-660002788	OQUIN, ERIN L &	19	33,318	0	3,665	309.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660002788	HELLING, TRAVIS JEROME &	19	18,000	0	1,980	159.00																																																																																																																		
2024	2024-660002788	OQUIN, ERIN L &	19	77,569	0	6,268	504.00																																																																																																																		
2023	2023-660002788	OQUIN, ERIN L &	19	71,063	0	5,969	481.00																																																																																																																		
2022	2022-660002788	OQUIN, ERIN L &	19	82,525	0	5,685	461.00																																																																																																																		
2021	2021-660002788	OQUIN, ERIN L &	19	67,792	0	5,414	434.00																																																																																																																		
2020	2020-660002788	OQUIN, ERIN L &	19	67,792	0	5,156	417.00																																																																																																																		
2019	2019-660002788	OQUIN, ERIN L &	19	67,792	0	4,911	406.00																																																																																																																		
2018	2018-660002788	OQUIN, ERIN L &	19	60,824	0	4,677	390.00																																																																																																																		
2017	2017-660002788	OQUIN, ERIN L &	19	60,824	0	4,454	375.00																																																																																																																		
2016	2016-660002788	OQUIN, ERIN L &	19	60,824	0	4,242	361.00																																																																																																																		
2015	2015-660002788	OQUIN, ERIN L &	19	50,651	0	4,041	351.00																																																																																																																		
2014	2014-660002788	OQUIN, ERIN L &	19	50,651	0	3,848	346.00																																																																																																																		
2013	2013-660002788	OQUIN, ERIN L &	19	33,318	0	3,665	309.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:17:46
 Page 2

Lot Data	Primary Image																																																										
<table border="0"> <tr><td>Lot Size</td><td>0 x 0</td><td></td></tr> <tr><td>Lot Count</td><td>0</td><td></td></tr> <tr><td>Units Buildable</td><td>4200</td><td></td></tr> <tr><td>Non-Ag Acres</td><td>0.098</td><td></td></tr> <tr><td>Topography</td><td></td><td></td></tr> <tr><td>Street Access</td><td></td><td></td></tr> <tr><td>Utilities</td><td></td><td></td></tr> <tr><td>Amenities</td><td></td><td>0</td></tr> <tr><td></td><td></td><td>0</td></tr> <tr><td>Value Model</td><td>1835 COMM</td><td></td></tr> <tr><td>Value Method</td><td>Square-Foot</td><td></td></tr> <tr><td>Base Lot Value</td><td>4,270.00 x 1.25 =</td><td>5,338</td></tr> <tr><td>Factor Value</td><td>0</td><td></td></tr> <tr><td>Adjustments</td><td>337.2%</td><td></td></tr> <tr><td>Lot Value</td><td>18,000</td><td></td></tr> </table>	Lot Size	0 x 0		Lot Count	0		Units Buildable	4200		Non-Ag Acres	0.098		Topography			Street Access			Utilities			Amenities		0			0	Value Model	1835 COMM		Value Method	Square-Foot		Base Lot Value	4,270.00 x 1.25 =	5,338	Factor Value	0		Adjustments	337.2%		Lot Value	18,000															
Lot Size	0 x 0																																																										
Lot Count	0																																																										
Units Buildable	4200																																																										
Non-Ag Acres	0.098																																																										
Topography																																																											
Street Access																																																											
Utilities																																																											
Amenities		0																																																									
		0																																																									
Value Model	1835 COMM																																																										
Value Method	Square-Foot																																																										
Base Lot Value	4,270.00 x 1.25 =	5,338																																																									
Factor Value	0																																																										
Adjustments	337.2%																																																										
Lot Value	18,000																																																										
<table border="0"> <tr><td colspan="3">Cost Approach</td></tr> <tr><td>Manual Date</td><td>01/2025</td><td></td></tr> <tr><td>Total Building Area</td><td>4,620</td><td></td></tr> <tr><td>Total Base Value</td><td>450,915</td><td></td></tr> <tr><td>Modifier Value</td><td></td><td></td></tr> <tr><td>Misc Improvements</td><td></td><td></td></tr> <tr><td>Replacement Cost New</td><td>450,915</td><td></td></tr> <tr><td>Phys/Func Depreciation Loss</td><td>()</td><td></td></tr> <tr><td>RCN Less Phys/Func</td><td>90,183</td><td></td></tr> <tr><td>Economic Depreciation</td><td></td><td></td></tr> <tr><td>RCNLD (All Sources)</td><td>90,183</td><td></td></tr> <tr><td>Depreciated Improvements</td><td></td><td></td></tr> <tr><td>Outbuilding Value</td><td></td><td></td></tr> <tr><td>Total Improvement Value</td><td>90,183</td><td></td></tr> <tr><td>Land Value</td><td>18,000</td><td></td></tr> <tr><td>Cost Approach Value</td><td>108,183</td><td>23.42/SqFt</td></tr> </table>	Cost Approach			Manual Date	01/2025		Total Building Area	4,620		Total Base Value	450,915		Modifier Value			Misc Improvements			Replacement Cost New	450,915		Phys/Func Depreciation Loss	()		RCN Less Phys/Func	90,183		Economic Depreciation			RCNLD (All Sources)	90,183		Depreciated Improvements			Outbuilding Value			Total Improvement Value	90,183		Land Value	18,000		Cost Approach Value	108,183	23.42/SqFt	<table border="0"> <tr><td colspan="2">Image Information</td></tr> <tr><td>Image ID</td><td>1117104</td></tr> <tr><td>Image Date</td><td>11/13/2025</td></tr> <tr><td>Name</td><td>001.JPG</td></tr> <tr><td>Description</td><td>660002788_001.JPG</td></tr> </table>	Image Information		Image ID	1117104	Image Date	11/13/2025	Name	001.JPG	Description	660002788_001.JPG
Cost Approach																																																											
Manual Date	01/2025																																																										
Total Building Area	4,620																																																										
Total Base Value	450,915																																																										
Modifier Value																																																											
Misc Improvements																																																											
Replacement Cost New	450,915																																																										
Phys/Func Depreciation Loss	()																																																										
RCN Less Phys/Func	90,183																																																										
Economic Depreciation																																																											
RCNLD (All Sources)	90,183																																																										
Depreciated Improvements																																																											
Outbuilding Value																																																											
Total Improvement Value	90,183																																																										
Land Value	18,000																																																										
Cost Approach Value	108,183	23.42/SqFt																																																									
Image Information																																																											
Image ID	1117104																																																										
Image Date	11/13/2025																																																										
Name	001.JPG																																																										
Description	660002788_001.JPG																																																										
<table border="0"> <tr><td colspan="2">Income Approach</td></tr> <tr><td>Potential Gross Income (PGI)</td><td></td></tr> <tr><td>Vacancy & Collection Loss</td><td></td></tr> <tr><td>Miscellaneous Income</td><td></td></tr> <tr><td>Effective Gross Income (EGI)</td><td></td></tr> <tr><td>Total Expenses</td><td></td></tr> <tr><td>Net Operating Income (NOI)</td><td></td></tr> <tr><td>Income Capitalization Rate</td><td></td></tr> <tr><td>Indicated Value</td><td>0.00</td></tr> </table>	Income Approach		Potential Gross Income (PGI)		Vacancy & Collection Loss		Miscellaneous Income		Effective Gross Income (EGI)		Total Expenses		Net Operating Income (NOI)		Income Capitalization Rate		Indicated Value	0.00	<table border="0"> <tr><td colspan="3">Value Reconciliation</td></tr> <tr><td>Selected Valuation Method</td><td colspan="2">Cost Approach</td></tr> <tr><td>Total Improvement Value</td><td></td><td></td></tr> <tr><td>Land Value</td><td>18,000</td><td></td></tr> <tr><td>Total Appraised Value</td><td>108,183</td><td>23.42/SqFt</td></tr> </table>	Value Reconciliation			Selected Valuation Method	Cost Approach		Total Improvement Value			Land Value	18,000		Total Appraised Value	108,183	23.42/SqFt																									
Income Approach																																																											
Potential Gross Income (PGI)																																																											
Vacancy & Collection Loss																																																											
Miscellaneous Income																																																											
Effective Gross Income (EGI)																																																											
Total Expenses																																																											
Net Operating Income (NOI)																																																											
Income Capitalization Rate																																																											
Indicated Value	0.00																																																										
Value Reconciliation																																																											
Selected Valuation Method	Cost Approach																																																										
Total Improvement Value																																																											
Land Value	18,000																																																										
Total Appraised Value	108,183	23.42/SqFt																																																									



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

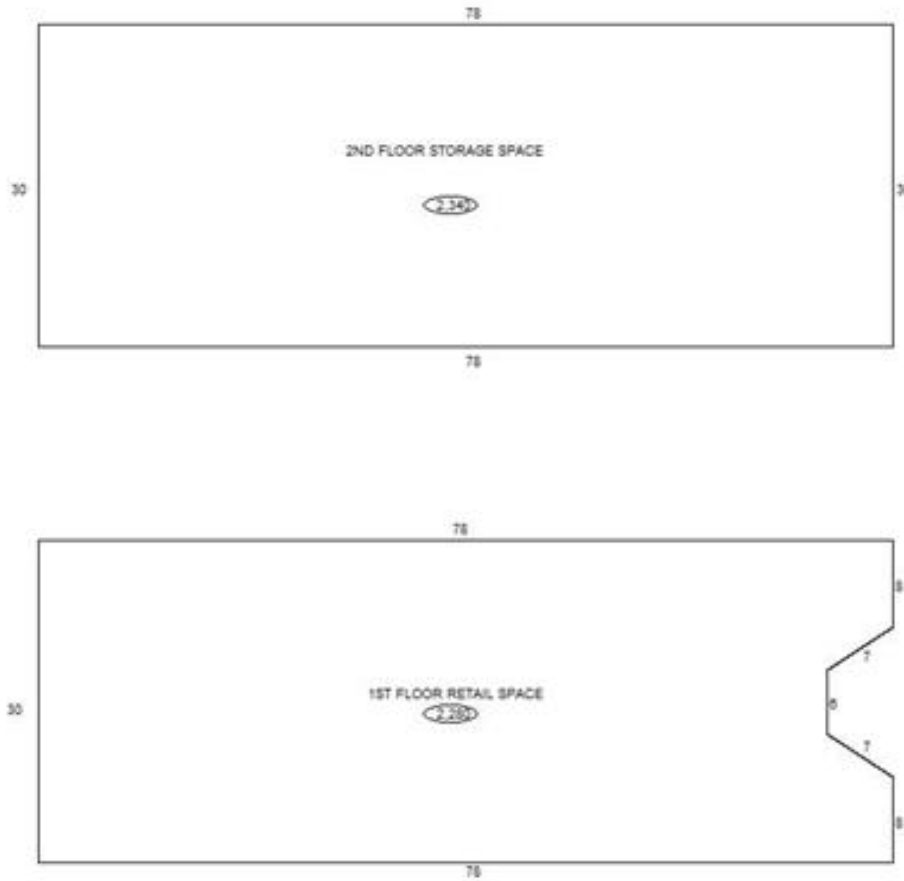
Date 04/17/2026

Time 18:17:46

Page 3

Sketch Image

660002788



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	1ST FLOOR RETAIL SPACE	2,280	1.000	2,280
2	C	406		13	2ND FLOOR STORAGE SPACE	2,340	1.000	2,340
Total Building Area						4,620		4,620



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:17:46
Page 4

Account 660002788
Parcel ID 000000-00-0-50010-020-0010
Cadastral ID 04-19-17-03430

Tax Area Code 19
Property Class UCP
Owners Name HELLING, TRAVIS JEROME &

Building Data

Building ID 3042
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,340
Average Perimeter 108
Number Of Storys 2.00
Average Wall Ht 12.00
Year Built 1925
Effective Age 66
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 11 - Radiant Space Heaters
Roof Type Shed
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0092.JPG
Image Date 3/5/2021
Image Name IMG_0092.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 51.84
Wall Cost 26.82
HVAC Cost 7.97
Basement Cost 0.00
Total Base Cost 86.63
Total Area 2,340
Base RCN 202,714
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 202,714
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (162,171)
Total RCNLD 40,543
Lump Sums
Total Building Value 40,543 \$ 17.33 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:17:46
Page 5

Account 660002788
Parcel ID 000000-00-0-50010-020-0010
Cadastral ID 04-19-17-03430

Tax Area Code 19
Property Class UCP
Owners Name HELLING, TRAVIS JEROME &

Building Data

Building ID 944
Building Sequence 2
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,280
Average Perimeter 111
Number Of Storys 2.00
Average Wall Ht 12.00
Year Built 1925
Effective Age 66
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0092.JPG
Image Date 3/5/2021
Image Name IMG_0092.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 66.87
Wall Cost 28.29
HVAC Cost 13.70
Basement Cost 0.00
Total Base Cost 108.86
Total Area 2,280
Base RCN 248,201
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 248,201
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (198,561)
Total RCNLD 49,640
Lump Sums
Total Building Value 49,640 \$ 21.77 Per SqFt